

137 Manor Farm Road, Tyseley, Birmingham, B11 2HT



FOR SALE

Warehouse Premises

Gross Internal Area: 1,019 ft² (94.67 m²)

Location

The property is located on Manor Farm Road, close to its junction with Warwick Road (A41), which is a main arterial route into Birmingham city centre.

Solihull town centre is located approximately 5 miles south east and Birmingham city centre is located 4 miles north west.

Description

The property comprises of a mid-terraced warehouse premises of masonry construction with a mono-pitched insulated profile clad roof over.

The warehouse is predominantly open plan with an office / reception area to the fore and a rear WC and hand basin.

Benefits include; three phase power, roller shutter entry doors, forecourt parking and suspended strip LED lighting.

Accommodation

GIA 1,019 ft² (94.67 M²) approximately.

Terms

Offers in excess of £125,000 are sought for the valuable freehold interest.

Title Number

WM280369

VAT

All prices quoted are exclusive, which we understand is not payable.

Rateable Value

RV £5,400

The property benefits from small business rates exemption, subject to occupier qualification.

Energy Performance

Available upon request from the agent.

Services

The subject property benefits from mains electricity, water and foul drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Legal Costs

Both parties are to bear their own legal and surveyor's costs incurred during the transaction.

Anti-Money Laundering

The successful purchaser will be required to provide two forms of identification and prove the source of their funds in line with Anti-Money Laundering protocols.

Availability

The property is offered with vacant possession and will be available to occupy in April 2024.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

